



114 Palatine Road, Worthing, BN12 6JN  
Asking Price £325,000



We are delighted to bring to the market this CHAIN FREE semi-detached bungalow. Internally the property boast TWO DOUBLE BEDROOMS. a sizable living room. Fitted kitchen and Bathroom. Externally the property has a PRIVATE DRIVEWAY. Private gardens front and back. Also access to a DETACHED GARAGE.

- Chain Free
- Two Double Bedrooms
- Garage
- Private Driveway
- Gardens Front and Back
- Conservatory
- Gas Fired Central Heating
- Viewing Highly Recommended





### Entrance Hall

Carpeted throughout. Wall mounted utility cupboard. Door providing access to storage cupboard housing meters. Loft hatch. Spotlights.

### Living Room

4.6 x 3.1 (15'1" x 10'2")  
Carpeted throughout. Radiator. Double glazed window

### Kitchen

3 x 2.8 (9'10" x 9'2")  
Tiled flooring throughout. Part tiled walls. Double glazed window. A fitted kitchen with roll edge work surfaces. Integrated double oven. Inset sink with drainer. A range of matching wall and base units. Spotlights throughout.

### Conservatory

5.2 x 3.2 (17'0" x 10'5")  
Carpeted throughout. Two radiators. Double glazed French doors leading onto private rear garden.

### Bedroom One

4 x 3.2 (13'1" x 10'5")  
carpeted throughout. Radiator. Double glazed window. A range of fitted wardrobes.

### Bedroom Two

4 x 2.8 (13'1" x 9'2")  
Carpeted throughout. Radiator. Double glazed window. Door providing access to built in cupboard.

### Bathroom

Tiled flooring throughout. Fully tiled walls. Wall

mounted heated towel rail. Spotlights. Low level W/C with matching was hand basin. Corner shower cubicle. Frosted double glazed window.

### Rear Garden

Patio area. Large lawned area. Further raised decking area. Access to detached single garage.

### Front Garden

Large lawned area with path surround. Private Driveway for multiple cars.

### Detached Garage

Access via up and over door. Power and lighting.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misdescription. Prospective buyers should satisfy themselves as to the suitability of the property for their prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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